

THOUSAND OAKS CITY COUNCIL



Supplemental Information Packet

Cynthia M. Rodriguez

Agenda Related Items - Meeting of March 6, 2018
Supplemental Packet Date: March 6, 2018

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed, typically a minimum of two—one available on the Thursday preceding the City Council meeting and the second on Tuesday at the meeting. The Thursday Supplemental Packet is available for public inspection in the City Clerk Department, 2100 E. Thousand Oaks Boulevard, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2) Both the Thursday and Tuesday Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2100 E. Thousand Oaks Boulevard.

Americans with Disabilities Act (ADA):

In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk Department at (805) 449-2151. Assisted listening devices are available at this meeting. Ask City Clerk staff if you desire to use this device. Upon request, the agenda and documents in this agenda packet, can be made available in appropriate alternative formats to persons with a disability. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting or service.

From: Joan Edwards <jdithers17@gmail.com>

Date: March 1, 2018 at 10:44:06 PM PST

To: Mark Towne <mtowne@toaks.org>

Cc: Janet Wall <walljanetm@gmail.com>, Marilyn Carpenter <carpmail5@gmail.com>, Yvonne Brockwell <mythyvonne@yahoo.com>, gailbianchino@roadrunner.com, Anne Lafianza <annelafianza@gmail.com>, tina frugoli <tfrugoli@rocketmail.com>, Bonnie Clarfield-Bylin <conejomoon@verizon.net>

Subject: Griffin Fine Living

Hi Mark,

Will you kindly make copies for the city council members

To: Thousand Oaks City Council members

Fr: Joan Edwards

Conejo Oak Tree Advocates

Re: March 6 public hearing on the "Griffin Fine Living Project", Assisted Living facility on. Duesenberg Dr.

City Council Members,

Conejo Oak Tree Advocates is in favor of this application, with the request that the Oak tree permit be posted, (a summary) at the site, when work begins.

-We have been assured all trees affected will be pre-checked for nesting birds and squirrels.

-We have also been assured a trained arborist will be present when work on any of the oak trees begins.-

-We will be monitoring the work at this site.

Sent from my iPad

2018 MAR -2 PM 1:18

CITY CLERK, DUTY STATION
CITY OF THOUSAND OAKS

TO COUNCIL 3-6-2018
AGENDA ITEM NO. 8.A.
MEETING DATE 3-6-2018



Community Development Department
MEMORANDUM

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Planning Division • Phone 805/449.2323 • Fax 805/449.2350 • www.toaks.org
Building Division • Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

To: Andrew P. Powers, City Manager
From: Peter Gilli, Deputy Director
Date: March 6, 2018
Subject: **Item No. 8A - Proposed Assisted Living Facility; Zone Change (Z 2017-70148), Special Use Permit SUP 2017-70142, Oak Tree Permit (OTP 2017-70144), Mitigated Negative Declaration (MND 2017-70168)**

Mr. Richard Niec of Griffin Fine Living submitted the attached letter and special set of materials for Council review as part of their assisted living project on tonight's agenda.

These materials are posted on the City's website at:

<http://www.toaks.org/home/showdocument?id=17690>

2018 MAR -6 PM 4:31

CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

TO COUNCIL 3-6-2018
AGENDA ITEM NO. 8.A.
MEETING DATE 3-6-2018



City Manager Andrew P. Powers
City of Thousand Oaks
2100 Thousand Oaks Boulevard
Thousand Oaks, CA 91362

February 26, 2018

**RE: Griffin Fine Living – West Oaks Senior Living – 95 Duesenberg Drive, Thousand Oaks CA.
3/6/18 City Council Hearing: Proposed 86 Unit Senior Assisted Living and Memory Care Facility**

Dear City Manager Andrew P. Powers,

We are very pleased to be included on your upcoming March 6th City Council Agenda. We want to make ourselves available to you should you have any questions or if you would like additional information about the proposed Assisted Living and Memory Care Facility at 95 Duesenberg Drive. As of this writing, our proposal has been recommended for approval by both The Thousand Oaks City Planning Commission as well as the Traffic Commission.

We have also included for your reference and use a collection of a few exhibits that we have used in some of our recent presentations and the final project exhibits submitted to the City.

As background information, before we began to design our project in 2014, I visited with the Thousand Oaks City Manager and with Mayor Fox who both strongly recommended that we reach out to the neighborhood to gain their insight. Our neighborhood outreach began in the Fall of 2014 by meeting with the Board of Directors of the Westlake Hills Property Owners Association (WHPOA), a homeowner group of approximately 1,350 residents. Over these past 3 ½ years we have had at least 5 formal presentations to the WHPOA and additional meetings with their Board of Directors.

We listened to our neighbors' concerns about previous project proposals. These concerns were generally for:

- 1) building heights and views into their rear yards;
- 2) visual compatibility and building aesthetics;
- 3) added parking on the streets;
- 4) noise from deliveries and trash pickup;
- 5) increased traffic and congestion;
- 6) overwhelming concern for morning and afternoon traffic speeds on Duesenberg Drive and consequently difficult access in and out of Clearwater Street during school drop off and pickup to Westlake Hills Elementary School.

Based upon the feedback of our neighbors, we designed our project and over time, found solutions to their concerns:

- 1) Our building was designed with one story building elements facing Duesenberg Drive and facing our homeowners to protect their rear yard privacy, the two-story portion of our buildings are at least 90 feet from our neighbor's rear yard walls.
- 2) Our building designed style was chosen by our neighbors. At one of our many meetings, the WHPOA Board of Directors chose the Village style architecture from various architectural styles we presented. This style was later supported by the homeowners attending a WHPOA meeting because of its residential compatibility, the varying roof elements and facades, the multiple elevation planes, building colors, and various materials used.

- 3) Our required parking is 54 spaces. We have provided 69 spaces. 60 spaces are provided in the basement with gated access from Los Feliz Drive and 9 spaces are in the front, for first time visitors and handicap parking. Our homeowner's concerns for additional parking on their streets is no longer an issue.
- 4) Noise from deliveries and trash pickup was mitigated by designing for these items in the rear of our building. The truck access driveway is off of Los Feliz Drive, 300 feet away from our closest homeowner, and 18 feet below the top of their rear block wall, with the pick-up area behind our building, additionally buffering any noise to the homeowners. To reduce noise for our neighbors and for the benefit of our own residents, deliveries times are restricted to 8 AM to 6 PM.
- 5) With our proposed senior care facility, increased traffic and congestion was never a significant issue with our neighbors. None of our memory care residents drive and of the 58 assisted living units (60 beds), potentially 15 residents (20%) might initially have cars but few will use them. However, it would be rare for any residents to venture out onto the roads at peak traffic times. Due to early scheduling of our day shift employees, the peak hour traffic generated by all of our facility is only 11 AM trips and 24 PM trips. This is far less than the 70 peak hour trips that the current industrial use might generate.
- 6) Although our proposed use does not require traffic mitigation, our neighbors' needs were heard. As part of our proposed facility, we have offered to build and pay for a mini-roundabout at the intersection of Duesenberg Drive and Clearwater Street as a traffic calming solution and to help slow down traffic improving the intersection's operating efficiency and safety. This proposal has received enthusiastic support by the WHPOA neighbors growing in support each time it has been presented.

In response to these meetings, our neighbors have offered overwhelming support of our proposal. To this date, we have received approximately 50 approval cards signifying that our residential community is in support of this proposed project. Additionally, at both the Planning Commission and Traffic Commission hearings, several of our neighbors spoke highly of our project, stating that it would be a benefit to The City of Thousand Oaks as well as their neighborhood.

Furthermore, we have reached out to the North Ranch Village Townhomes HOA located off of Hillcrest Drive just west of Duesenberg Drive. We made a presentation of our project at one of their HOA meetings, answering questions and discussion issues.

We worked with the Council On Aging in 2016 on a demographic analysis for the need for additional senior housing and senior care in the City of Thousand Oaks and we also presented our proposed senior care facility to them at two of their meetings. They are supportive of additional senior care facilities in the City.

Should you have any questions or if you would like additional information regarding our proposed project, we welcome the opportunity to discuss it further with you. Please give me a call.

Sincerely,



Richard A. Niec

General Manager of Real Estate Development
Griffin Fine Living, LLC
(818) 965-7400 office (818)965-7463 direct
rniec@griffinfineliving.com